
**UNITED STATES DEPARTMENT OF
COMMERCE
NEWS**
WASHINGTON, D.C. 20230

BUREAU OF
THE
CENSUS

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For Release 10:00 AM EDT, July 26, 2002
CB02-93

**CENSUS BUREAU REPORTS ON RESIDENTIAL VACANCIES AND
HOMEOWNERSHIP**

National vacancy rates in the second quarter 2002 were 8.5 percent in rental housing and 1.7 percent in homeowner housing, the Department of Commerce's Census Bureau announced today. The Census Bureau said that neither the rental vacancy rate nor the homeowner vacancy rate changed significantly from the corresponding rates last year. While the rental vacancy rate decreased since last quarter, the homeowner vacancy rate did not change significantly during the same time period.

Table 1. Rental and Homeowner Vacancy Rates for the United States: 1984 to 2002 (in percent)

	Rental vacancy rate				Homeowner vacancy rate			
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2002....	9.1	↓ 8.5			1.7	↓ 1.7		
2001....	8.2	8.3	8.4	8.8	1.5	1.8	1.9	1.8
2000....	7.9	8.0	8.2	7.8	1.6	1.5	1.6	1.6
1999....	8.2	8.1	8.2	7.9	1.8	1.6	1.6	1.6
1998....	7.7	8.0	8.2	7.8	1.7	1.7	1.7	1.8
1997....	7.5	7.9	7.9	7.7	1.7	1.6	1.5	1.7
1996....	7.9	7.8	8.0	7.7	1.6	1.5	1.7	1.7
1995....	7.4	7.7	7.7	7.7	1.5	1.6	1.5	1.6
1994....	7.5	7.4	7.2	7.4	1.4	1.4	1.4	1.6
1993 ^r	7.8	7.6	7.0	6.9	1.4	1.4	1.4	1.4
1993....	7.9	7.6	7.1	6.9	1.4	1.4	1.4	1.4
1992....	7.4	7.7	7.3	7.1	1.5	1.6	1.6	1.5
1991....	7.5	7.3	7.6	7.3	1.7	1.8	1.8	1.6
1990....	7.5	7.0	7.2	7.2	1.7	1.7	1.7	1.7
1989 ^r	7.5	7.4	7.6	7.1	1.7	1.7	1.9	1.8
1989....	7.3	7.3	7.3	6.8	1.5	1.6	1.8	1.6
1988....	8.0	7.7	7.8	7.3	1.6	1.6	1.6	1.6
1987....	7.4	7.5	8.1	7.8	1.7	1.7	1.7	1.6
1986....	6.9	7.3	7.5	7.7	1.5	1.7	1.6	1.6
1985....	6.3	6.2	6.8	6.7	1.8	1.9	1.8	1.6
1984....	5.6	5.5	6.0	6.3	1.6	1.7	1.7	1.7

^rRevised.

For rental housing, the vacancy rate was highest outside metropolitan areas (MAs), 10.2 percent, and lowest in the suburbs, 7.7 percent. The rental vacancy rates in all areas were not significantly different from the respective rates last year.

The homeowner vacancy rate was lowest in the suburbs, 1.3 percent. Only the homeowner vacancy rate outside MAs, 2.1 percent, was lower than last year, while rates in other areas did not change significantly.

Among regions, the rental vacancy rate was highest in the South, 10.7 percent, and lowest in the Northeast, 5.6 percent. The rental vacancy rate in the West, 6.7 percent, was higher than the corresponding rate last year, while rates in other regions were not significantly different.

The homeowner vacancy rates by region were highest in the Midwest, 1.8 percent, and South, 1.9 percent, though not significantly different from each other. None of the regions showed a significant change from rates one year ago.

**Table 2. Rental and Homeowner Vacancy Rates by Area and Region:
Second Quarter 2002 and 2001 (in percent)**

	Rental vacancy rates				Homeowner vacancy rates			
Area /Region	Second Quarter 2002	Second Quarter 2001	Standard error on 2002 rate	Standard error on differ- ence	Second Quarter 2002	Second Quarter 2001	Standard error on 2002 rate	Standard error on differ- ence
United States.....	8.5	8.3	0.2	0.3	1.7	1.8	0.1	0.1
InsideMAs.....	8.2	7.9	0.2	0.3	1.6	1.6	0.1	0.1
In central cities	8.6	8.4	0.2	0.4	2.3	2.2	0.1	0.2
Not in central cities (suburbs)	7.7	7.4	0.3	0.4	1.3	1.3	0.1	0.1
Outside MAs.....	10.2	10.5	0.5	0.7	2.1	2.5	0.1	0.2
Northeast.....	5.6	5.3	0.3	0.5	1.4	1.2	0.1	0.2
Midwest.....	9.7	10.3	0.4	0.6	1.8	1.9	0.1	0.2
South.....	10.7	10.8	0.3	0.5	1.9	2.0	0.1	0.1
West.....	6.7	5.7	0.3	0.4	1.4	1.6	0.1	0.2

There were an estimated 123.0 million housing units in the United States in the second quarter 2002. Approximately 108.4 million housing units were occupied; 73.3 million by owners and 35.1 million by renters. Both the number of owner-occupied units and the number of renter-occupied units increased since last year. Of the 14.6 million vacant housing units, 11.1 million were for year-round use. Approximately 3.3 million of the year-round vacant units were for rent, 1.3 million were for sale only, and the remaining 6.5 million units were vacant for a variety of reasons.

**Table 3. Estimates of the Total Housing Inventory for the United States:
Second Quarter 2002 and 2001**

(Estimates are in thousands and may not add to total, due to rounding)

Type	Second Quarter 2002	Second Quarter 2001	Standard error on 2002 Estimate	Standard error on difference	Percent of total (2002)
All housing units.....	122,955	121,615	214	315	100
Occupied.....	108,380	106,765	226	332	88
Owner.....	73,251	72,252	228	334	60
Renter.....	35,129	34,513	185	270	29
Vacant.....	14,575	14,850	127	187	12
Year-round.....	11,092	11,084	112	164	9
For rent.....	3,297	3,175	63	91	3
For sale only.....	1,277	1,300	39	58	1
Other.....	6,518	6,609	87	128	5
Seasonal.....	3,483	3,766	64	96	3

The second quarter 2002 homeownership rate, 67.6 percent, was not significantly different from the rate of 67.7 percent last year or from 67.8 percent last quarter.

Table 4. **Homeownership Rates for the United States: 1980 to 2002**
(in percent)

Year	Homeownership Rates ¹			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2002.....	67.8	↓ 67.6		
2001.....	67.5	67.7	68.1	68.0
2000.....	67.1	67.2	67.7	67.5
1999.....	66.7	66.6	67.0	66.9
1998.....	65.9	66.0	66.8	66.4
1997.....	65.4	65.7	66.0	65.7
1996.....	65.1	65.4	65.6	65.4
1995.....	64.2	64.7	65.0	65.1
1994.....	63.8	63.8	64.1	64.2
1993 ^r	63.7	63.9	64.2	64.2
1993.....	64.2	64.4	64.7	64.6
1992.....	64.0	63.9	64.3	64.4
1991.....	63.9	63.9	64.2	64.2
1990.....	64.0	63.7	64.0	64.1
1989 ^r	63.9	63.8	64.1	63.8
1989.....	63.9	63.9	64.0	63.8
1988.....	63.7	63.7	64.0	63.8
1987.....	63.8	63.8	64.2	64.1
1986.....	63.6	63.8	63.8	63.9
1985.....	64.1	64.1	63.9	63.5
1984.....	64.6	64.6	64.6	64.1
1983.....	64.7	64.7	64.8	64.4
1982.....	64.8	64.9	64.9	64.5
1981.....	65.6	65.3	65.6	65.2
1980.....	65.5	65.5	65.8	65.5

¹Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

^rRevised.

Table 4SA shows the seasonally adjusted homeownership rates for the United States from 1980 to the present. (Research has shown that seasonality for homeownership rates is present.) The seasonally adjusted homeownership rate, 67.7 percent, for the second quarter 2002, was not significantly different from the corresponding rates for last quarter or last year.

Table 4SA. **Homeownership Rates for the United States: 1980 to 2002**
Seasonally Adjusted (in percent)

Year	Homeownership Rates ² (Seasonally Adjusted)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2002.....	67.9	67.7		
2001.....	67.6	67.8	67.9	68.0
2000.....	67.2	67.3	67.5	67.5
1999.....	66.8	66.7	66.8	66.9
1998.....	66.0	66.1	66.6	^r 66.4
1997.....	65.5	65.8	65.8	65.7
1996.....	65.2	65.4	65.4	65.4
1995.....	64.4	64.8	64.8	65.1
1994.....	64.0	63.9	63.9	64.1
1993 ^r	63.8	64.0	64.0	64.1
1993.....	(NA)	(NA)	(NA)	(NA)
1992.....	64.1	64.0	64.1	64.3
1991.....	64.0	64.1	64.0	64.1
1990.....	64.1	63.9	63.8	64.0
1989 ^r	64.0	63.9	63.9	63.7
1989.....	(NA)	(NA)	(NA)	(NA)
1988.....	63.8	63.8	63.9	63.8
1987.....	63.9	63.9	64.1	64.1
1986.....	63.7	63.8	63.7	63.9
1985.....	64.1	64.1	63.8	63.6
1984.....	64.6	64.6	64.5	64.2
1983.....	64.7	64.7	64.6	64.5
1982.....	64.8	64.9	64.7	64.6
1981.....	65.6	65.4	65.4	65.3
1980.....	65.5	65.6	65.6	65.6

²Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

(NA) Not Applicable, only the revised series for 1989 and 1993 were used in calculating the seasonality adjustment.

^rRevised

During the second quarter 2002, the homeownership rate was highest in the Midwest, 72.8 percent, and lowest in the West, 62.4 percent. None of the homeownership rates by region changed significantly from the respective rate last year.

Table 5. **Homeownership Rates for the United States and Regions:**
1998 to 2002 (in percent)

	Homeownership Rates ³				
Year/Quarter	United States	Northeast	Midwest	South	West
2002					
Second Quarter.....	67.6	63.9	72.8	69.3	62.4
First Quarter.....	67.8	63.9	73.1	69.9	62.2
2001					
Fourth Quarter.....	68.0	64.0	73.5	70.1	62.3
Third Quarter.....	68.1	64.1	72.9	70.1	63.1
Second Quarter.....	67.7	63.2	72.7	69.7	62.9
First Quarter.....	67.5	63.6	73.2	69.3	62.0
2000					
Fourth Quarter.....	67.5	63.2	73.1	69.8	61.6
Third Quarter.....	67.7	63.9	72.9	69.7	62.2
Second Quarter.....	67.2	63.4	72.2	69.2	61.9
First Quarter.....	67.1	63.3	72.2	69.5	61.3
1999					
Fourth Quarter.....	66.9	63.2	72.5	69.1	60.6
Third Quarter.....	67.0	63.6	72.1	69.3	60.8
Second Quarter.....	66.6	62.8	71.2	68.9	61.3
First Quarter.....	66.7	62.7	71.2	69.2	61.0
1998					
Fourth Quarter.....	66.4	62.0	71.5	69.0	60.4
Third Quarter.....	66.8	63.4	71.7	68.8	61.1
Second Quarter.....	66.0	62.7	70.3	68.4	60.3
First Quarter.....	65.9	62.4	70.6	68.2	60.1

³Standard errors for quarterly homeownership rates by region generally are 0.3 percent.

The homeownership rates by age of householder ranged from 80.7 percent for the 55 to 64 years age group to 40.8 percent for the under 35 years age group for the second quarter 2002. The homeownership rate for the group aged 45 to 54 years, 76.3 percent, decreased from 77.2 percent a year ago. None of the other homeownership rates by age of householder changed significantly from the corresponding rate last year.

Table 6. **Homeownership Rates by Age of Householder: 1998 to 2002** (in percent)

Year/Quarter	Homeownership Rates ⁴					
	United States	Under 35 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
2002						
Second Quarter....	67.6	40.8	68.3	76.3	80.7	80.1
First Quarter.....	67.8	41.0	68.6	76.0	80.8	80.9
2001						
Fourth Quarter.....	68.0	42.2	68.2	76.2	81.4	80.7
Third Quarter.....	68.1	41.6	68.6	77.1	81.6	80.3
Second Quarter....	67.7	40.8	68.1	77.2	81.5	79.7
First Quarter.....	67.5	40.4	68.1	76.5	80.8	80.7
2000						
Fourth Quarter.....	67.5	41.2	68.3	76.4	80.2	80.4
Third Quarter.....	67.7	41.1	68.4	76.8	80.1	80.7
Second Quarter.....	67.2	40.2	67.5	76.7	80.3	80.3
First Quarter.....	67.1	40.5	67.3	76.0	80.8	80.1
1999						
Fourth Quarter.....	66.9	40.3	67.9	75.2	81.3	79.6
Third Quarter.....	67.0	40.1	67.4	76.3	80.7	80.8
Second Quarter.....	66.6	39.1	66.5	76.4	80.8	80.4
First Quarter.....	66.7	39.4	67.0	76.2	81.1	79.8
1998						
Fourth Quarter.....	66.4	39.6	67.6	74.9	81.7	79.2
Third Quarter.....	66.8	39.5	67.8	76.3	81.1	79.7
Second Quarter....	66.0	39.3	66.2	75.5	80.4	79.2
First Quarter.....	65.9	39.0	65.9	75.9	80.3	79.1

⁴Standard errors for quarterly homeownership rates by age of householder generally are 0.4 percent.

The rates for racial and ethnic homeownership for second quarter 2002 ranged from 74.2 percent for White non-Hispanic householders to 46.3 percent for Black householders. The rate for Black householders, 46.3 percent, decreased from 47.9 percent in second quarter 2001. The rates for other racial categories and Hispanics remained statistically unchanged from their respective rates a year ago.

Table 7. Homeownership Rates by Race and Ethnicity of Householder: 1998 to 2002 (in percent)

Year/Quarter	Homeownership Rates ⁵					
	U.S. Total	White, total	White, Non-Hispanic	Black, total	Other Race, total	Hispanic ⁶ , total
2002						
Second Quarter.....	67.6	71.4	74.2	46.3	55.4	47.2
First Quarter.....	67.8	71.6	74.3	48.0	53.7	47.6
2001						
Fourth Quarter.....	68.0	71.8	74.4	48.1	53.2	48.8
Third Quarter.....	68.1	71.9	74.6	47.5	54.4	48.1
Second Quarter.....	67.7	71.3	74.1	47.9	55.2	46.1
First Quarter.....	67.5	71.3	74.0	47.5	53.9	46.1
2000						
Fourth Quarter.....	67.5	71.2	73.9	47.8	52.4	47.5
Third Quarter.....	67.7	71.5	74.3	46.8	53.9	46.7
Second Quarter.....	67.2	70.9	73.7	46.7	54.4	45.4
First Quarter.....	67.1	70.7	73.4	47.4	53.6	45.7
1999						
Fourth Quarter.....	66.9	70.5	73.3	46.8	54.3	45.5
Third Quarter.....	67.0	70.7	73.5	46.6	54.5	45.5
Second Quarter.....	66.6	70.4	73.2	45.3	53.2	44.9
First Quarter.....	66.7	70.3	72.8	46.3	52.8	46.2
1998						
Fourth Quarter.....	66.4	70.1	72.6	45.9	52.7	45.7
Third Quarter.....	66.8	70.4	73.1	46.6	53.6	44.9
Second Quarter.....	66.0	69.7	72.5	44.7	53.5	43.9
First Quarter.....	65.9	69.6	72.1	45.2	52.3	44.4

⁵Standard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.2 percent for White and White non-Hispanic householders, 0.5 percent for Black householders, 1.0 percent for Other Race householders, and 0.7 percent for Hispanic householders.

⁶Hispanics may be of any race.

The homeownership rates by family income did not change significantly from their respective rates last year.

Table 8. **Homeownership Rates by Family Income: 1998 to 2002** (in percent)

Homeownership Rates ⁷			
Year/Quarter	United States	Households with family income greater than or equal to the median family income ⁸	Households with family income less than the median family income
2002			
Second Quarter.....	67.6	82.3	51.5
First Quarter.....	67.8	82.1	52.3
2001			
Fourth Quarter.....	68.0	82.2	53.0
Third Quarter.....	68.1	82.2	52.6
Second Quarter.....	67.7	82.0	51.7
First Quarter.....	67.5	81.7	51.6
2000			
Fourth Quarter.....	67.5	81.6	51.8
Third Quarter.....	67.7	81.7	52.2
Second Quarter.....	67.2	81.8	50.8
First Quarter.....	67.1	81.4	51.4
1999			
Fourth Quarter.....	66.9	81.6	51.2
Third Quarter.....	67.0	81.7	51.4
Second Quarter.....	66.6	81.5	50.8
First Quarter.....	66.7	81.1	51.2
1998			
Fourth Quarter.....	66.4	80.7	51.1
Third Quarter.....	66.8	81.6	51.1
Second Quarter.....	66.0	80.7	50.0
First Quarter.....	65.9	80.7	50.2

⁷Standard errors for quarterly homeownership rates by family income generally are 0.3 percent.

⁸Based on families or primary individuals reporting income.

Note: This press release along with more detailed data are available on the Internet. Our Internet address is:
www.census.gov/hhes/www/hvs.html

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained. The standard errors provided in the tables are primarily measures of sampling error.

Standard errors are used to: 1) measure the accuracy of the survey estimates, and 2) draw inferences from the survey data. For example, the standard error on the estimated rental vacancy rate of 8.5 percent is 0.2 percentage points. Consequently, the 90-percent confidence interval as shown by these data is from 8.2 percent to 8.8 percent; i.e., the interval $8.5 \pm (1.6 \times 0.2)$ percentage points. Thus, one can say with about 90-percent confidence that the average rental vacancy rate derived from all possible samples is included in this confidence interval. Statements about differences are made only when the 90-percent confidence interval on the estimated difference does not include zero.